

Florida Residential Market Sales Activity - October 2016

Closed Sales and Median Sale Prices

Statewide by Metropolitan Statistical Area*



State / Metropolitan Statistical Area	Single Family Homes				Townhouses and Condos			
	Closed Sales	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Closed Sales	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.
State of Florida	20,194	-5.3%	\$220,000	11.7%	7,955	-12.3%	\$161,000	8.1%
Cape Coral-Fort Myers MSA (Lee County)	947	-7.8%	\$225,000	8.2%	408	-16.7%	\$181,000	6.5%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	470	7.8%	\$246,489	15.7%	136	6.3%	\$273,950	-3.2%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	837	-10.1%	\$182,500	21.7%	196	-11.3%	\$192,000	12.9%
Gainesville MSA (Alachua and Gilchrist counties)	200	11.1%	\$205,000	8.0%	47	6.8%	\$108,000	9.1%
Homosassa Springs MSA (Citrus County)	210	-8.7%	\$147,450	11.7%	15	-37.5%	\$88,000	-7.9%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,638	-3.2%	\$208,000	4.8%	333	-11.2%	\$141,500	11.7%
Lakeland-Winter Haven MSA (Polk County)	768	4.3%	\$167,750	12.6%	97	32.9%	\$98,900	4.1%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,552	-11.5%	\$315,000	11.7%	3,225	-19.6%	\$165,000	6.5%
Naples-Immokalee-Marco Island MSA (Collier County)	329	-5.2%	\$380,000	-2.6%	305	-15.7%	\$237,500	1.1%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,024	-7.9%	\$255,000	4.1%	453	-4.4%	\$195,000	10.2%
Ocala MSA (Marion County)	470	-2.3%	\$125,000	13.6%	30	15.4%	\$86,450	14.6%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,502	-5.9%	\$226,950	13.5%	655	-7.2%	\$133,000	10.8%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	714	-3.9%	\$190,000	16.6%	183	-11.2%	\$147,000	8.9%
Panama City MSA (Bay and Gulf counties)	272	7.1%	\$182,000	-1.6%	121	0.8%	\$206,000	-0.5%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	663	18.2%	\$168,925	5.0%	87	-7.4%	\$273,000	9.4%
Port St. Lucie MSA (Martin and St. Lucie counties)	529	-20.5%	\$207,350	15.2%	134	-31.3%	\$132,550	2.0%
Punta Gorda MSA (Charlotte County)	350	-10.9%	\$205,000	18.6%	76	-1.3%	\$133,500	6.8%
Sebastian-Vero Beach MSA (Indian River County)	206	-7.6%	\$190,000	-4.5%	53	-10.2%	\$130,000	21.5%
Sebring MSA (Highlands County)	109	-5.2%	\$120,000	11.6%	17	-22.7%	\$82,500	43.5%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	298	14.2%	\$188,000	7.5%	54	-15.6%	\$122,750	33.4%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,592	-4.6%	\$197,750	14.3%	1,261	3.4%	\$140,450	17.0%
The Villages MSA (Sumter County)	65	3.2%	\$225,000	33.9%	24	26.3%	\$176,950	0.0%

* A Metropolitan Statistical Area (MSA) is defined as one or more counties with a large population center and adjacent counties that have a high degree of economic interaction with the population center(s). We use the latest (2013) MSAs as delineated by the U.S. Office of Management and Budget.

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